



BOARD OF COMMISSIONERS MEETING MINUTES

REGULAR SESSION WEDNESDAY, FEBRUARY 25, 2026

The Commissioners of the Housing Authority of the City of Tacoma (THA) met in Regular Session at 902 South L Street, Tacoma, WA 98405 at 4:45 pm on Wednesday, February 25, 2026.

1. CALL TO ORDER

Chair Rumbaugh called the meeting to order at 4:50 pm.

2. ROLL CALL

Upon roll call, those present and absent were as follows:

PRESENT	ABSENT
COMMISSIONERS	
Chair Stanley Rumbaugh (arrived late at 4:47 pm)	
Vice Chair Minh-Anh Hodge	
Commissioner Athena Dunn	
Commissioner Derek Young	
Commissioner Ronelle Jones	
STAFF	
April Black, Executive Director	
Aley Thompson, Deputy Executive Director	
Sha Peterson, Records and Public Disclosure Manager	
Woodson Baldwin, IT Support Supervisor	
Amber Prentice, Rental Assistance Director	
Caroline Cabellon, Client Support and Empowerment Director	
Ken Short, Asset Management and Real Estate Development Director	
Lauren Kirigin, Senior General Counsel	
Lynette Scott, Human Resources Director	
	Marquis Jenkins, Property Management Director
Nando Ruiz, Rental Assistance Associate Director	
Priya Saxena, Strategic Initiatives Director	
Richard Deitz, Finance Director	
William Morse, Director/CIO	

Chair Rumbaugh declared there was a quorum present at 4:51 pm and proceeded.

3. APPROVAL OF MINUTES OF THE PREVIOUS MEETING AND RAD MOTION

3.1 APPROVAL OF MINUTES OF THE PREVIOUS MEETING

Chair Rumbaugh asked for any corrections to or discussion of minutes for the Regular Session of the Board of Commissioners for Wednesday, January 28, 2026. Commissioner Young moved to adopt the minutes. Commissioner Dunn seconded.

Upon roll call, the vote was as follows:

AYES:	5
NAYS:	0
Abstain:	0
Absent:	0

Motion approved.

3.2 APPROVAL OF RAD MOTION

Vice Chair Hodge moved to adopt the motion. Commissioner Dunn seconded.

Upon roll call, the vote was as follows:

AYES:	5
NAYS:	0
Abstain:	0
Absent:	0

Motion approved.

4. GUEST COMMENTS

None.

5. COMMITTEE REPORTS

5.1 REAL ESTATE DEVELOPMENT COMMITTEE—CHAIR STANLEY RUMBAUGH, VICE CHAIR MINH-ANH HODGE

The committee met approximately one week ago to review economic matters. There are no updates regarding potential acquisitions at this time. Ongoing development projects remain on schedule and within budget. Staff remain optimistic that Congress will allocate sufficient funds to sustain the mission.

5.2 FINANCE AND AUDIT COMMITTEE—COMMISSIONER DEREK YOUNG, COMMISSIONER ATHENA DUNN

The committee met a couple of weeks ago and discussed the federal budget.

5.3 COMMUNITY PARTNERSHIPS AND ADVOCACY COMMITTEE—COMMISSIONER ATHENA DUNN

The committee did not meet.

5.4 EDUCATION, HOUSING SERVICES AND PARTNERSHIPS COMMITTEE—VICE CHAIR MINH-ANH HODGE, COMMISSIONER DEREK YOUNG

The committee did not meet.

6. FINANCE REPORT

FINANCE

Finance Department (FD) Director Rich Deitz directed the board to the finance report.

6.1 RATIFYING CASH DISBURSEMENT FOR JANUARY 2026

Commissioner Dunn moved to ratify the payment of cash disbursements totaling \$8,336,742 for the month of January 2026. Vice Chair Hodge seconded.

Upon roll call, the vote was as follows:

AYES:	5
NAYS:	0
Abstain:	0
Absent:	0

Motion approved.

7. AGENCY MONTHLY REPORT

7.1 AGENCY REPORT

Executive Director (ED) Black shared highlights from the Agency Monthly Report. Hilltop’s property management remains unchanged, though staff efforts to switch continue. Mercy is almost complete; photos are included. Emergency Housing Voucher households will be prioritized in these units and 14 households are beginning the process to move into these units. Mercy is also the THA partner highlighted in this month’s board report.

Emergency housing vouchers, initially funded through 2023, will now run out by end of 2026. Congress approved new tenant protection vouchers for gap housing funding, but HUD guidance is unclear. Housing authorities with cost-saving measures get priority for emergency funds; however, funding remains insufficient, so THA will request more in the 2027 budget.

Salishan rehab is progressing well, with \$850k allocated thanks to Congresswoman Strickland and Senator Cantwell. MTW utilization is at 96%. Federal funding is uncertain: HUD’s FY budget increased,

but no rise for THA, possibly a decrease. ED Black expects manageable funding for 2026 but sees risk for 2027.

HUD published a potential rule change regarding service to eligible and ineligible citizens. This notice is open for public comment; THA will respond and add it to its advocacy agenda. Chair Rumbaugh emphasized ongoing communication with congressional representatives to share impacts of funding cuts.

7.2 AGENCY PRESENTATION: THA SUPPORTIVE SERVICES

Client Support and Empowerment (CSE) is the supportive services wing of THA, and its work is rooted in social connectedness and a foundational framework in which individuals, communities and systems work together towards THA's mission. CSE worked to refine its service model throughout 2025, leading to a reorganization that prioritizes an ecosystem of supports in three key areas—Housing Stability, Economic Mobility, and Community Mobilization.

CSE is funded like a small non-profit braiding multiple funding sources to achieve financial sustainability. The 2026 budget contains an increase in funding from THA portfolio management fees, an increase in grants revenue from philanthropy, and a reduction of four FTEs from its 2024 baseline.

CSE received 1,500 referrals and provided supportive services to 1,216 unique households in 2025. CSE supported 11 Resident Advisory Board meetings and 23 townhalls across the portfolio. They also co-hosted a 2-day resident leadership training alongside TRAC Board with 40 total attendees.

8. NEW BUSINESS

8.1 2026-02-25 (1), LOW INCOME HOUSING INSTITUTE (LIHI) LINCOLN FAMILY HOUSING PROJECT—CONVERSION OF HUD-VASH VOUCHERS TO PROJECT BASED VASH VOUCHERS

A **RESOLUTION** of the Board of Commissioners of the Housing Authority of the City of Tacoma

WHEREAS, LIHI Lincoln Family Housing project will provide 73 units of affordable housing; and

WHEREAS, LIHI Lincoln Family Housing project will house very-low-income and extremely low-income households in our community; and

WHEREAS, THA has HUD-VASH vouchers available; and

WHEREAS, THA and the Department of Veterans Affairs Puget Sound Health Care System (American Lake Division) agree that the conversion of these HUD-VASH vouchers will provide an additional housing option for many homeless veterans in our community; now, therefore, be it

Resolved by the Board of Commissioners of the Housing Authority of the City of Tacoma, Washington as follows:

THA's Executive Director is authorized to approve the conversion of five (5) HUD-VASH vouchers to Project-Based VASH vouchers at LIHI Lincoln Family Housing project.

Commissioner Dunn motioned to approve the resolution. Vice Chair Hodge seconded the motion.

Upon roll call, the vote was as follows:

AYES:	5
NAYS:	0
Abstain:	0
Absent:	0

Motion approved: February 25, 2026

Stanley Rumbaugh, Chair

8.2 2026-02-25 (2), LOW INCOME HOUSING INSTITUTE (LIHI) LINCOLN FAMILY HOUSING PROJECT-PROJECT BASED VASH VOUCHER AHAP

A **RESOLUTION** of the Board of Commissioners of the Housing Authority of the City of Tacoma

WHEREAS, LIHI Lincoln Family Housing Project will provide 73 units of affordable housing; and

WHEREAS, LIHI Lincoln Family Housing Project will house very-low-income and extremely low-income households in our community; and

WHEREAS, THA has HUD-VASH vouchers available; and

WHEREAS, THA and the Department of Veterans Affairs Puget Sound Health Care System (American Lake Division) agree that the conversion of these HUD-VASH vouchers will provide an additional housing option for many homeless veterans in our community; now, therefore, be it

Resolved by the Board of Commissioners of the Housing Authority of the City of Tacoma, Washington as follows:

THA's Executive Director is authorized to execute an Agreement to enter into a Housing Assistance Payment (AHAP) contract with Low Income Housing Institute for LIHI Lincoln Family Housing Project.

Commissioner Young motioned to approve the resolution. Commissioner Dunn seconded the motion.

Upon roll call, the vote was as follows:

AYES:	5
NAYS:	0
Abstain:	0
Absent:	0

Motion approved: February 25, 2026

Stanley Rumbaugh, Chair

8.3 2026-02-25 (3), UPDATE PROCUREMENT POLICY AND SIGNING AUTHORITY THRESHOLDS

A **RESOLUTION** of the Board of Commissioners of the Housing Authority of the City of Tacoma

WHEREAS, effective October 1, 2025, the FAR Council issued a Final Rule increasing the micro-purchase threshold to \$15,000 and the simplified acquisition threshold to \$350,000; and

WHEREAS, increasing these values will continue to allow a streamlined procurement process for purchases estimated to cost less than \$350,000 and ensure that contracts are awarded based on the value, in today's dollars, of the goods and services being purchased; and

WHEREAS, the new SAT brings the federal standard in alignment with state law authorizing a simplified, uniform small works roster process for projects with an estimated cost less than \$350,000; and

WHEREAS, the Executive Director signs all binding contracts, deeds, and other instruments made by THA as authorized by advanced resolution of the Board of Commissioners; and

WHEREAS, it is in THA's interest to update its Procurement Policy, PCI-01, to reflect federal amended thresholds and to update the Executive Director's authority for procurement actions consistent with these updated thresholds; now, therefore, be it

Resolved by the Board of Commissioners of the Housing Authority of the City of Tacoma, Washington that:

THA Procurement Policy, PCI-01, may be updated to reflect amended thresholds for micro-purchases and simplified acquisitions, and Chapter 13 of that policy may also be updated to align the Executive Director's authority with those updated threshold amounts.

Commissioner Dunn motioned to approve the resolution. Vice Chair Hodge seconded the motion.

Upon roll call, the vote was as follows:

AYES:	5
NAYS:	0
Abstain:	0
Absent:	0

Motion approved: February 25, 2026

Stanley Rumbaugh, Chair

9. COMMENTS FROM COMMISSIONERS

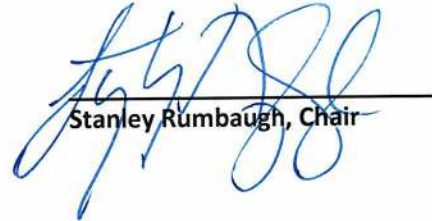
Commissioner Dunn is excited about Aviva units coming online and the partnership with Clover Park for the Project Management.

10. ADJOURNMENT

There being no further business to conduct, the meeting ended at 5:36 pm.

APPROVED AS CORRECT

Adopted: March 25, 2026



Stanley Rumbaugh, Chair